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TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON FEBRUARY 11, 2015
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 1873649 ONTARIO LTD. (J. FYFE-MILLAR) 387 CLARENCE STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of J. Fyfe-Millar, requesting permission for window alterations to the designated heritage property located at 387 Clarence Street **BE APPROVED** with the condition that the final window models chosen be similar to what is described herein to the satisfaction of the Heritage Planner; it being noted that the Heritage Planner has reviewed the proposed window replacement and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is acceptable.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended actions would authorize alterations as described to the designated property in accordance with *Section 42.1* of the *Ontario Heritage Act*.

BACKGROUND

The property at 387 Clarence Street is a four storey brick building constructed c. 1890 as a factory. It is located on the west side of Clarence Street, mid-block between Dundas and King streets.(Appendix 1) The property has been identified as an Historic, Category A structure in the Downtown Heritage Conservation District Plan and is designated under *Section 41 (Part V)* of the *Ontario Heritage Act*. The building was built as an extension to the Reid stationery factory and was later occupied by the Canada Featherbone Company, a corset manufacturer. In the 1940s and 50s it was used by the London Shoe Company and from 1973 was owned as used by Bud Gowan Antiques. In 2013, the property was acquired by the current owner.

The Downtown Heritage Conservation District Plan lists the following as the character defining elements associated with the building:

- four storey cleaned brick
- stone piers
- original and replacement windows in original locations
- gothic wood element not historic.

The Application

As part of an extensive repurposing of the building, the owner-applicant is conducting a total rehabilitation of the building to accommodate a range of uses including commercial in the basement, ground and second floors and residential on the upper two floors. The interior alterations are not a concern of this application, although it is noted that original elements will be retained where feasible, including floors, exposed brick walls and even some later features representing the previous owner's fancies such as a gothic church window and a spiral

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staircase. The original elevator will be retained for residential use only.

The significant aspect of the alteration request is with respect to the proposed window replacement program. The applicant seeks approval to replace almost all windows in the existing structure, and, in some areas to add additional windows to provide more light on upper floors. Where possible, these additional windows will occupy spaces where windows and doors once were present, as evidenced by details in the brick. In some areas towards the rear of the building, on a more recent concrete block addition, new window openings will be required. A detailed preliminary window plan was submitted with the application. (Appendix 3) It identifies 15 window openings on the front façade, 11 on the original portion of the factory on the north façade, with an additional 6 new windows on the rear portion of the north façade and 6 openings on the west (rear) façade. In addition, a new door is proposed as a replacement for the existing door on the north façade. The existing gothic window on the north façade will remain. Three existing retail windows on the front façade will also be replaced as part of the program. The later wooden tracery will remain. The drawings show changes to the ground floor door entrance but the owner has indicated that this aspect of the program is no longer requested as the original door will be maintained.

With respect to the proposed window replacement program, the application retains existing window openings and sizes. While a final window manufacturer has not been determined, the applicant has submitted a window featuring a segmental arch style, similar to what is present on the second and third floors, and has indicated that the muntin pattern will replicate the existing pattern. The proposed new windows will be wood (pine) clad with black aluminium on their exterior. Rounded arch windows will replace existing rounded arch windows on the fourth floor.

From the owner’s perspective, the purpose of the total window replacement is to achieve greater energy efficiency, to provide consistency in appearance for the entire building and to reduce potential costs for restoration of original windows which would require extensive restoration to both frames and sills. At the time of the application, comparative cost estimates for new vs. restored windows were not available.

Analysis with Respect to the Downtown HCD Guidelines

Regarding the proposed window replacement for the front façade windows, ideally, the preference would be to maintain original windows if possible. Restoration rather than replacement would be the preferred option.

The Downtown HCD Guidelines speak to alterations and renovations as follows:
“Replacement windows, door and architectural components of buildings that contribute to heritage character must respect the original in type, proportion, vertical orientation, and size of elements. Surrounding detail should be maintained. When original windows no longer exist, replacement windows should respect the spirit of the original architecture.”(p.6.44)

Elsewhere the Guidelines note the desire to *“preserve the upper façade’s character-defining functional and decorative features such as windows.”* (p. 6.23) and identify glass as *“ a character defining element for its functional or aesthetic characteristics.”* (p.6.37)

Further, while it notes a preference for repair rather than the replacement of character-defining elements, it also states *“Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with elements that match the forms, materials and detailing of sound versions of the same elements.”* (p. 6.44) The individual restoration of each of the original front façade windows on the upper floors may be more expensive and, without a concurrent program of storm window replacement, may not achieve the energy efficiencies anticipated nor provide the consistency with other windows on the north and west facades including new windows to be placed where original windows have been lost.

In relation to the Guidelines, the proposed window replacements will respect the originals in type, proportion, vertical orientation and size of elements. The proposed replacements will be wood windows clad with aluminium. The existing mullion detail will be replicated. While the aluminium cladding is an alteration, the other elements respect “the spirit of the original

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 architecture.” The return of windows on the north façade will restore a more original appearance to the building as later changes to the building had removed many of these windows as can be seen in the brickwork.

Recommendations

As the final window model has not yet been determined with respect to the manufacturer/supplier, it is recommended that the alteration application be approved subject to the approval of the heritage planner(s) of the replacement window model when known.

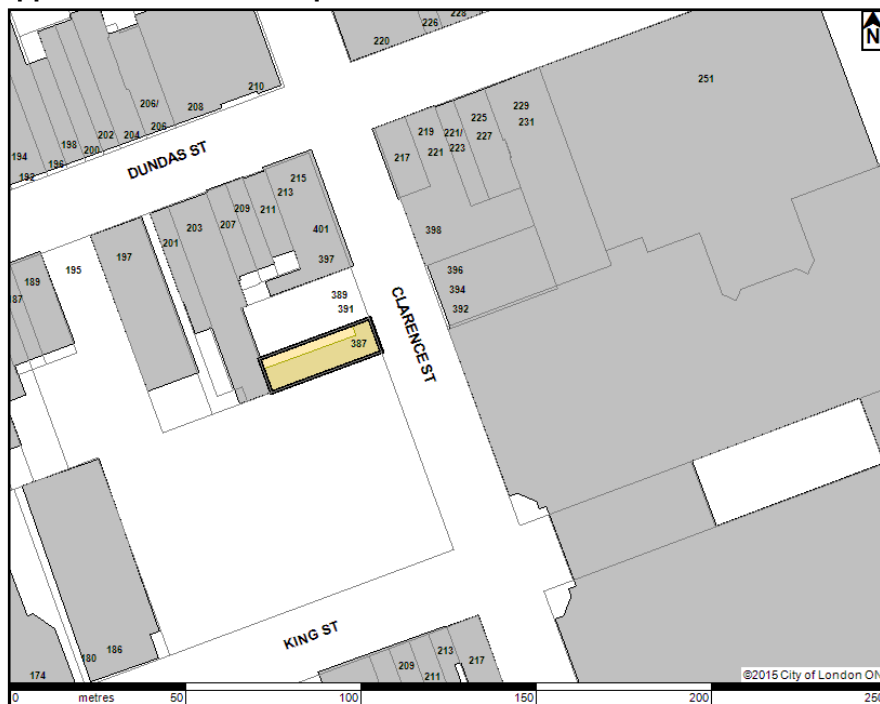
PREPARED BY:	SUBMITTED BY:
DON MENARD HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR PLANNING AND CITY PLANNER	

March 4, 2015

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos; Appendix 3- Elevation Drawing Document1

Appendix 1- Location Map - 387 Clarence Street



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Appendix 2- Photos -387 Clarence Street -Exterior



East (Front) Facade



Cornice and top floor windows -South Facade



North facade



South Façade 0



North façade



Gothic window on north facade

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Appendix 2 Continued- Photos



Top floor windows (rounded arch)



Second floor window (segmented arch)



Interior showing exterior window sill



Exterior Trim



Ground floor retail windows

